

## **WELLESLEY COMMUNITY PRESERVATION COMMITTEE**

### **Minutes of June 19, 2008**

The June 19, 2008 meeting of the CPC, held in the Town Hall, was called to order at 7:40 p.m. Committee members in attendance were: David Dinwoodey (chair), Jack Morgan (vice chair), Kit Bowry, Rose Mary Donahue, Joan Gaughan, and Dona Kemp.

#### **Citizen Speak**

No citizens addressed the committee

#### **Approval of Minutes**

A motion was made to approve the minutes of May 14, 2008 and June 4, 2008, as amended. After discussion, the minutes were approved unanimously.

#### **Original Town Hall –Status Report**

The Committee discussed the status of this project. An agreement with the Country Club is still in discussion, with a new tentative target of December 31 to complete all disassembly work. The Club has requested the establishment of an escrow account of up to \$90,000 to cover cost overruns in the club's own renovations project. An alternative would be to fashion a "Plan B" for a reduced project in the event costs prove to be higher than expected. The Working Group is talking with consultant Bill Gould about his ideas for priorities regarding what to save and which components of the project will "drive" costs. Jack Morgan asked whether the Club can determine from its contractor what renovation costs the Club might be saving by virtue of the Town undertaking certain demolition costs, etc. itself rather than the Club, with such savings being "credited" back to the Town's obligations. CPC members indicated that the Club should be required to establish a clear connection between any delay in the Town's project and any increase in the Club's project costs, before the Town accepts any responsibility for shouldering a portion of those increases. CPC members also discussed at what point a substantially diminished project would be justifiable to undertake.

#### **Wellesley Housing Authority Linden Square/Barton Road Consultants' Study.**

Dave Dinwoodey reported on the status of this project, for which the CPC originally appropriated \$25,000. The project has just recently been completed and copies of the consultants' studies have been delivered to the CPC. The WHA has been paying for the consultants out of its general funds, but has now requested reimbursement. A summary of all payments previously made by WHA for the project is enclosed, and those prior payments total more than the \$25,000 CPC funding commitment. The sum of \$4,876.14 has previously been made by the Town from the CPC appropriation, and the WHA wants to be

reimbursed to the extent of the remaining \$20,123.86 of CPC funds. The CPC unanimously authorized the payment of this remaining amount to the WHA.

**NRC/DPW – Phosphorous Inactivation System.** The CPC has received two invoices from the NRC in the amounts of \$2,025.88 and \$2,352.88, and an invoice from the Town engineer in the amount of \$13,007.50, all relating to the PIS System for which the CPC previously adopted an appropriation of \$153,000 in 2007 and a supplemental appropriation of \$7500 at the recent 2008 Annual Town Meeting. Dave Dinwoodey reported that requested back-up information, which he previously requested, has now been provided. The CPC accordingly authorized payment of these three invoices.

#### **CPC Project Balances – Reconciliation/release of funds**

Dave Dinwoodey reported on his review of the status of all prior CPC project accounts, including any account balances, which continue to be carried by Town Accountant Sheryl Strother. David summarized all of the information, which he has gathered as to each account. After a full discussion, the Committee authorized actions as to each open account, as to whether the account should remain open or be closed, and, if closed, identifying the particular CP account to which any remaining funds should be remitted.

**The Committee's actions are detailed in a Summary attached as Appendix A hereto.**

#### **Revisions to Community Preservation Plan**

The Committee discussed the various rewrites of the sections of the CP Plan. The revised version is now substantially complete.

#### **Revisions to CPC Webpage Materials**

Due to the lateness of the hour and the absence of certain members, the Committee decided to defer final review of changes and additions to the CPC information appearing on the Town's website.

#### **Reorganization**

Upon motions duly made and seconded, Jack Morgan was unanimously elected as Chair and Kit Bowry was unanimously elected as Vice-Chair of the Committee for the 2008-09 year beginning July 1. Dave Dinwoodey thanked all Committee members for their outstanding cooperation and contributions during his two-year tenure as CPC Chair.

The meeting was adjourned at approximately 9:30 p.m.

Prepared by David Dinwoodey, Acting Secretary

## COMMUNITY PRESERVATION

### Reconciliation of Project Account Balances

Attached, as **Appendix A** is a listing of all CPC Project Balances, which remain open as of June 19, 2008, as prepared by the Town Accountant.

On June 19, 2008, the Committee at its regular meeting reviewed each open Project account and unanimously authorized the following actions:

**Wellesley Farms Station (Historic Resources)** – This project should remain open for the next fiscal year, inasmuch as both the Historical Commission and Terry Connolly from the Executive Director's Staff have additional ideas for repairs/improvements which could be consistent with the original CPC grant.

**Morse's Pond Management Study (50% Open Space/ 50% Undesignated Account, for Recreation)** – All work for the study was completed several years ago. Accordingly, ***this account balance of \$1,605.79 should be closed out and remitted to the CP Fund, divided equally between the Open Space Account and the Undesignated Account.***

**Warren Park (Undesignated Account, for Recreation)** – There remains a project balance of \$6,169.98 for Warren Park, which was essentially completed several years ago. The residual balance was originally retained for the possibility of installing a well at Warren, but this proved to be unfeasible. ***This account should therefore be closed out and the entire balance remitted to the CP Undesignated Account.***

**Clock Tower Lighting (Historic Resources)** – A project balance of \$14,438.45 remains, but it is not yet clear what the actual final costs of this project were when it was completed several years ago, or to what degree the original CPC appropriation was actually expended in whole or in part. Pending further inquiry and a search of available records of the Rotary Club (a significant private contributor to the project), this project account should remain open.

**Wellesley Conservation Council Sanctuary Signs (Open Space)** – This account shows a balance of \$4400, the original CPC appropriation for this project. However, the CPC has documentation, which shows that this amount was actually fully expended in 2006 toward the final project cost of \$7,150 (the remaining cost was funded by a private donation). **Accordingly, this account should be closed with the appropriation noted as fully expended.**

**Historic Register applications (Historic Resources)** – One of these registrations has been completed and fully paid for, while the second registration is partly complete and ongoing. The account balance of \$1400 should be kept open to pay for the remaining work by the consultant.

**WHDC Affordable Units (Community Housing)** – This CPC appropriation of \$125,000 dealt with the installation of a two-family modular house at 10 Boulevard Road. The project has not been commenced but remains active and could be linked to certain donated work or monetary contribution by the Wellesley Inn developer as part of its permit conditions. The account should therefore be left open.

**WHDC Housing Consultant (Community Housing)** – The WHDC originally retained a consultant to carry out the study to be funded by this appropriation of \$10,5000, but the consultant originally selected has been unable to initiate the work. The WHDC is in the process of selecting another consultant. The account should remain open.

**WHA Linden/ Barton Road Study (Community Housing)** – This study had just been completed with very positive results, and the WHA has presented invoices to CPC for reimbursement of consultant expenditures in the full amount of the remaining project balance of \$20,123.86. The CPC has authorized the payment of this entire sum, and after that payment this account will be zeroed out and should be closed.

**Weed Harvester (50% Open Space/ 50% Undesignated Account (Recreation))** – The DPW (Steve Fader, Town Engineer) has certified to the CPC that this project is fully complete, with no further expenditures of any kind. ***The remaining account balance of \$60,139.00 is accordingly no longer needed for the project and should be returned to the CP Fund, divided equally between the Open Space Account and the Undesignated Account.***